



## **A G E N D A**

### **General Plan/LCP Implementation Committee**

**May 9, 2007**

**3:30 p.m.**

**City Council Chambers**

1. Approve Action Minutes from April 25, 2007 Meeting  
*Attachment 1* 3:30-3:35
2. Zoning Code Rewrite  
Approval of Revised Identified Issue List  
*Attachment 2* 3:35-3:45
3. Zoning Code Rewrite – Project Schedule  
*Attachment 3* 3:45-4:00
4. General Plan/LCP Implementation  
May 16 Public Workshop Agenda  
*Attachment 4* 4:00-4:05
5. Zoning Code Rewrite  
Height and Grade  
*Attachment 5* 4:05-5:15
6. Items for Future Agenda 5:15- 5:20
7. Public Comments on non-agenda items 5:20-5:30



# CITY OF NEWPORT BEACH GENERAL PLAN/LCP IMPLEMENTATION COMMITTEE

## DRAFT ACTION MINUTES April 25, 2007

Action Minutes of the General Plan/LCP Implementation Committee held at the City Council Chambers, City of Newport Beach, on **Wednesday, April 25, 2007**

### Members Present:

X	Ed Selich, Mayor Pro Tem, Chairman
	Steve Rosansky, Mayor
X	Leslie Daigle, Council Member
X	Barry Eaton, Planning Commissioner
X	Robert Hawkins, Planning Commissioner
X	Michael Toerge, Planning Commissioner

### Advisory Group Members Present:

X	Mark Cross
X	Larry Frapwell
X	William Guidero
X	Ian Harrison
X	Brion Jeannette
X	Don Krotee
X	Todd Schooler
X	Kevin Weeda
	Dennis Wood

### Staff Representatives:

X	Sharon Wood, Assistant City Manager
X	David Lepo, Planning Director
	Robin Clauson, City Attorney
	Patrick Alford, Senior Planner
X	James Campbell, Senior Planner
X	Gregg Ramirez, Senior Planner

### Committee Actions

#### Agenda Item No. 2

**Motion:** Ed Selich moved to direct staff to revise the list of Identified Issues to move those determined to be a priority by the Committee to the front.

**Vote:** 5 Ayes, 1 Absent

### **Agenda Item No. 3**

**Motion:** Ed Selich moved to direct staff to prepare an exhibit identifying the location of properties that may be subject to bluff development regulations.

**Vote:** 5 Ayes, 1 Absent

DRAFT

# *CITY OF NEWPORT BEACH ATTACHMENT 2*

## *ZONING CODE UPDATE*

### DISPOSITION OF IDENTIFIED ISSUES

Issues		Proposal Task
	<b>Priority Issues</b>	
1	Bluffs protection and regulations (coastal and other) Together with LCP Implementation Plan #7	2.2, 2.3
2	Residential neighborhood character: Design standards or guidelines without a formal review process	2.3
3	Local Coastal Program Implementation Plan - Coordinate with staff	2
4	Height and grade regulations	
5	Alternatives to FAR for regulating size and bulk of houses	2.2
6	Commercial interfaces with nonresidential uses and buffering requirements	2.2, 2.3
7	Nonconforming provisions	2.4
8	Residential setbacks to remain on District Maps vs. a more general regulation	2.2
9	Flexible zoning provisions to encourage development of desirable uses	2.3
10	Incentives/restrictions for waterfront uses	2.3
11	Incentives for marine businesses in West Newport Mesa	2.3
12	Lot consolidation incentives (West Newport, Old Newport Boulevard, Mariners' Mile)	2.2 , 2.3
	<b>Other Issues</b>	
13	New districts, including additional residential density categories, additional commercial categories, mixed-use districts and possible overlay zones to implement new General Plan	2.2
14	Inclusionary housing requirements	2.3
15	Prohibition of onshore facilities for offshore oil and gas production	2.2
16	Stronger waterfront access requirements	2.3
17	Public view protection	2.3
18	Revision of definitions	2.2
19	Revision of use classifications/tables	2.2
20	Modification Permit Chapter	2.4
21	Accessory structure regulations	2.3
22	Eating and drinking establishment regulations	2.3
23	Chapter 20.86 (Low and Moderate Income Housing in the Coastal Zone)	2.3
24	Convert Specific Plans to conventional zoning or overlay zones	2.2, 5
25	Transfer of Development Rights	2.3
26	Minimum standards for residential outdoor living area/open space	2.3

## ***CITY OF NEWPORT BEACH ATTACHMENT 2***

### ***ZONING CODE UPDATE***

27	Commercial parking standards and in-lieu fee	2.3
28	Residential parking requirements based on size of homes	2.3
29	Establish lighting standards for commercial and residential uses	2.3
30	Review all Specific Plans and convert to conventional zoning, overlays, or specific plans as defined in State law	5
31	Standards for commercial parking on residential lots in Corona del Mar	2.3
32	New provisions for rebuilding nonconforming commercial floor area in Corona del Mar	2.2, 2.3
33	Natural habitat protection regulations for development adjacent to Buck Gulley and Morning Canyon	2.3

# ATTACHMENT 3

## CITY OF NEWPORT BEACH ZONING CODE UPDATE PRODUCT AND COMMITTEE SCHEDULE

DATE DUE	PRODUCT/EVENT	RESPONSIBLE PARTY	ACTION	DATE COMPLETE
4/18/07	Submit code outline and style sheet	Team	Staff review.	4/18/07
4/25/07	Committee meeting	Staff/Team Committee	Prioritize issue items. Discuss bluff protection.	4/25/07
5/04/07	Submit discussion paper on height measurement, grade, FAR. Submit schedule	Team	Place on Committee agenda for 5/09.	5/04/07
5/09/07	Staff meeting	Staff/team	Discuss identified issues.	
5/09/07	Committee meeting	Staff/Team Committee	Discuss height measurement, grade, and floor area limit (FAR) Discuss agenda for May 16 <sup>th</sup> workshop. Review project schedule.	
5/16/07	Submit first paper on zoning incentives	Team	Place on Committee agenda for 5/23.	
5/16/07	Public Workshop	Committee, staff, consultant	Conduct public workshop and solicit input.	
5/23/07	Staff meeting	Staff/team	Review input from public workshop. Discuss zoning incentives and other identified issues.	
5/23/07	Committee meeting	Staff/team Committee	Discuss input from public workshop. Discuss zoning incentives.	
6/06/07	Submit zoning district provisions and definitions to staff. Submit second paper on zoning incentives.	Team	Staff review and place on 6/20 Committee agenda	
6/06/07	Staff meeting	Staff/team	Discuss zoning incentives and other identified issues. Discuss district maps.	
6/06/07	Committee meeting	Staff/team Committee	.Discuss zoning incentives	
6/13/07	Submit paper on interfaces between residential and nonresidential land uses.	Team	Staff review and place on 6/20 Committee agenda.	
6/20/07	Staff meeting	Staff/team	Discuss zoning districts and definitions. Discuss zoning incentives and other identified issues.	

## ATTACHMENT 3

DATE DUE	PRODUCT/EVENT	RESPONSIBLE PARTY	ACTION	DATE COMPLETE
6/20/07	Committee meeting	Staff/team Committee	Discuss zoning districts and definitions. Discuss residential/commercial interfaces/buffering. Discuss zoning incentives	
7/05/07	Submit general development and specific use standards to staff. Submit paper on nonconforming uses	Team	Staff review and place on 7/18 Committee agenda.	
7/05/07	Staff meeting	Staff/team	Discuss issues related to general development standards.	
7/05/07	Committee meeting	Staff/team Committee	Discuss zoning districts, definitions, and devel. stds	
7/18/07	Staff meeting	Staff/team	Discuss general and specific use standards and elated issues.	
7/18/07	Committee meeting	Staff/team Committee	Discuss general and specific use standards. Discuss nonconforming uses.	
8/01/07	Submit administrative provisions to staff.	Team	Staff review and place on 8/15 Committee agenda.	
8/01/07	Staff meeting	Staff/team	Discuss general and specific use standards and related issues.	
8/01/07	Committee meeting	Staff/team Committee	Discuss general and specific use standards	
8/15/07	Staff meeting	Staff/team	Discuss administrative provisions	
8/15/07	Committee meeting	Staff/team Committee	Discuss administrative provisions	
8/29/07	Staff meeting	Staff/team	Review outstanding items.	
8/29/07	Committee meeting	Staff/team Committee	Review outstanding items.	
9/12/07	Submit preliminary draft zoning code and CLUP IP to staff.	Team	Staff review and place on 9/26 Committee agenda.	
9/12/07	Staff meeting	Staff/team	Review outstanding items.	
9/12/07	Committee meeting	Staff/team Committee	Review outstanding items.	
9/26/07	Staff meeting	Staff/team	Discuss preliminary draft and CLUP IP provisions.	
9/26/07	Committee meeting	Staff/team Committee	Discuss preliminary draft zoning code and CLUP IP.	
10/10/07	Submit screencheck draft zoning code and CLUP IP to staff.	Team	Staff review and place on 10/24 Committee agenda.	
10/10/07	Staff meeting	Staff/team	Discuss preliminary draft zoning code and CLUP IP	

## ATTACHMENT 3

DATE DUE	PRODUCT/EVENT	RESPONSIBLE PARTY	ACTION	DATE COMPLETE
10/10/07	Committee meeting	Staff/team Committee	Discuss preliminary draft zoning code and CLUP IP and any outstanding issues.	
10/24/07	Staff meeting	Staff/team	Discuss screencheck zoning code and CLUP IP. Schedule Planning Commission workshops (6)	
10/24/07	Committee meeting	Staff/team Committee	Discuss screencheck zoning code and CLUP IP and any outstanding issues.	
10/31/07	Submit public review draft zoning code and CLUP IP to staff.	Team	Staff review and place on 11/07 Committee agenda	
11/07/07	Staff meeting	Staff/team	Discuss public review draft and any outstanding issues.	
11/07/07	Committee meeting	Staff/team Committee	Discuss public review draft zoning code and CLUP IP	
11/20/07	Staff meeting	Staff/team	Prepare for Planning Commission workshops (6)	
11/20/07	Committee meeting	Staff/team Committee	Discuss public review draft zoning code and CLUP IP.	
??/??/07	Public workshop	Committee, staff, consultant	Receive public input on public review draft code and CLUP IP	
??/??/07	Planning Commission Workshops begin	Staff/team	Conduct Planning Commission Workshops (6). Schedule Planning Commission hearings.(2)	
12/05/07	Staff meeting	Staff/team	Schedule City Council public hearings (2)	
??/??/07	Committee meeting	Staff/team Committee		
??/??/07	Staff meeting	Staff/team		
??/??/07	Committee meeting	Staff/team Committee		

***City of Newport Beach  
GENERAL PLAN IMPLEMENTATION  
Public Information Meeting***

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**May 16, 2007  
6:00 p.m.  
Central Library, Friends Room**

**Agenda**

- 6:00 p.m. Welcome/Introduction
- 6:10 p.m. Overview of General Plan/Coastal Coastal Plan Implementation Committee
  - a. Members
  - b. General Plan Implementation Task List
  - c. Q & A
- 6:30 p.m. Zoning Code Rewrite Project
  - a. Introduction of Consultant Team
  - b. Scope of Work and Schedule
  - c. Identified Issues and Priorities
  - d. Q & A
- 7:00 p.m. Interim Residential Design Criteria
  - a. Overview of temporary criteria
  - b. How to find more information
  - c. Q & A
- 7:30 p.m. Coastal Land Use Plan Amendment
  - a. Why Needed – Areas of Change
  - b. California Coastal Commission – Application Procedure and Timeline
  - c. Q & A
- 7:45 p.m. Water Quality and Run-Off Reduction
  - a. Water Quality Program Overview
  - b. Implementation and Enforcement
  - c. Q & A
- 7:55 p.m. How to stay informed

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Height Limit, Grade, and Bulk Regulations

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## A. Implementation of regulations has become problematic

The current system of measuring building height is complex primarily because determination of the:

1. Appropriate grade at which to measure height is based upon the term “natural grade”, which is difficult to verify; and
2. Maximum allowable height is based on the principle of roof slope average, which has been misapplied due to a past code interpretation for a specific project where the roof plane was extended beyond the wall plate intersection to the setback line.

In one example, hundreds of hours of staff time and months of delay were expended to examine old aerial photos, surveys, and geotechnical studies in an attempt to identify a grade that has not been seen for 60-80 years in order to design a 4-story residence. The present system also requires the retention of grading plans and surveys so that the imaginary grade used for the purpose of measuring building height can be documented for any possible future expansion or alteration.

Today, planning staff spends 2-3 hours per plan check to verify height alone. The present system has created an environment for mistakes to be made more readily. Additionally, it is possible to mislead staff with sloppy, inaccurate, incomplete, or false survey information or building plans. These situations lead to undesirable outcomes or requests for Special Circumstance Variances.

A fundamental reform of the system is warranted. The regulations should be simplified while maintaining the same basic building allowances and appropriate safeguards to prevent overbuilding, taking into consideration the goals of the City and property owners. A revised and simplified system would:

1. Reduce design time
2. Reduce plan check time
3. Ease administration of the code over the long term
4. Reduce the environment for mistakes and abuse
5. Maintain the same basic building allowances as the present regulations

B. Determination of grade – Natural grade.

The grade is the baseline from which the height of the building is determined. The grade used to measure height is based upon the term “natural grade.” In 1992, the City Council defined natural grade to be the “unaltered natural vertical location of the ground surface.” They also re-drafted the definition of grade and broadened the use of finished grade. Previous standards prohibited the use of artificial surfaces (finished grades) and only allowed their use with the approval of the Planning Commission. The change in 1992 allowed the use of any finished grade when retaining walls or filled surfaces were used for the purpose of measuring height prior to October 12, 1972.

Presently, the unaltered vertical location of the ground surface is used as the baseline from which the height of the building is determined unless another grade or elevation is identified by the code. Determining what the natural grade for a site is difficult when the site is altered. The code identifies four basic alternatives to the natural grade:

1. Finished grades used for height measurement created by new subdivisions.
2. Grades created prior to 1972 without a grading plan or building permit.
3. Grades in areas prone to flooding.
4. Grades set by the Planning Commission through Site Plan Review approval.

The second item is where the Planning staff spends many hours in an attempt to identify the natural profile of the site, which often has not been seen for many years. As a result, staff must attempt to identify the natural profile using limited information. Finished grades are used when retaining walls and filled surfaces are present and excavated surfaces (e.g., basements or wine cellars) are not used. This last provision has been more broadly applied through the years so that no excavated grades are used to measure height today. Most often the existing grade is actually used if the excavation of the site occurs as part of the construction.

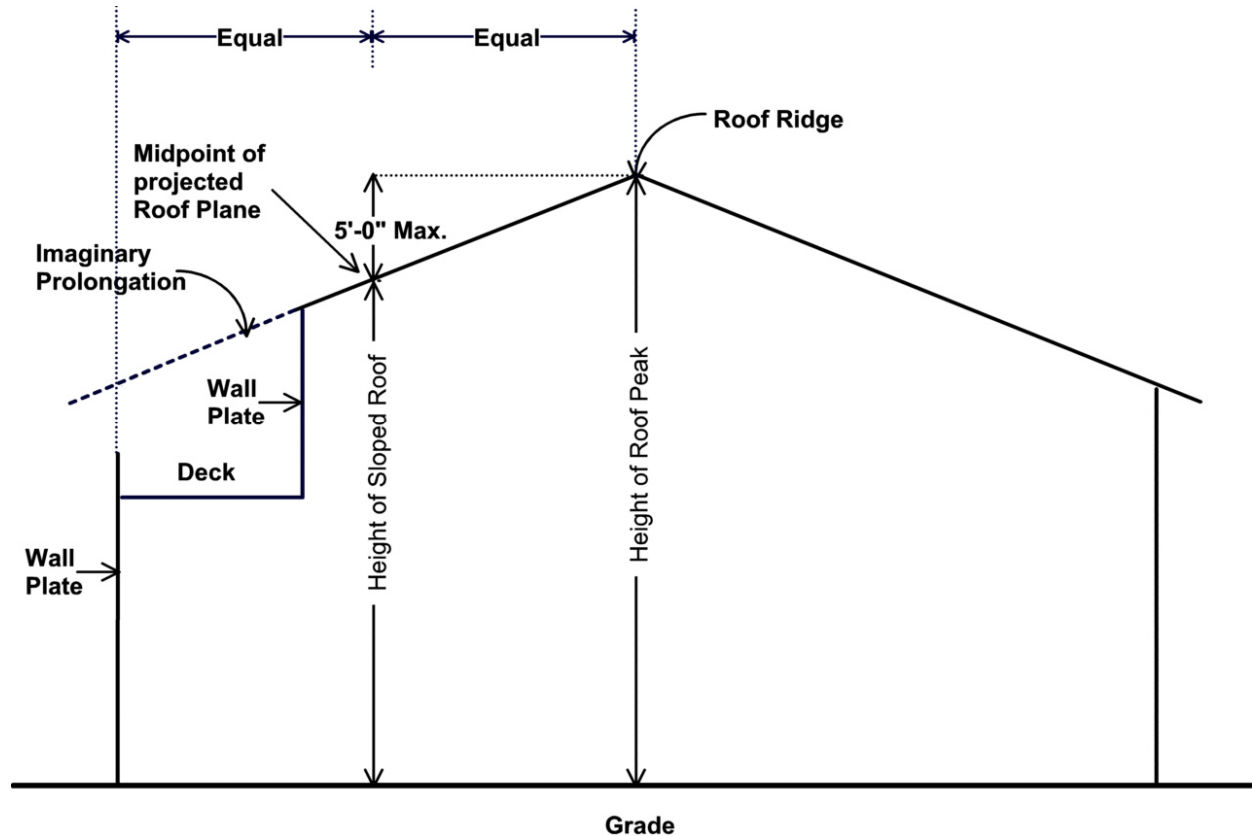
Designers routinely ask staff to identify the baseline grade especially when there is even a modest slope gradient or there is a retaining wall indicating excavation. The lack of certainty of the baseline grade makes it very time consuming and frustrating for both designers and staff to identify one. If a designer wants a grade higher than the existing grade based upon the identification of a historical natural profile of the site, the resulting height of the building can be increased dramatically because the grade from which the height is measured is significantly higher than the existing grade. This leads to questions and complaints from surrounding residents when the building appears taller than expected.

The natural grade will fluctuate on some sites and on occasion it falls in two different directions. With the height limit following this three dimensional contour, designing a residence to the limits of the code, which is the trend these days, becomes complex.

Plan checking the project becomes a labor-intensive task even for an experienced planner and it is conducive to errors by the less experienced.

C. Determination of roof height.

1. Sloped roofs measured from the midpoint The height of a structure is the vertical distance between the highest point of the structure and the grade directly below. The height of a sloped roof is measured from its midpoint to the grade directly below. The midpoint of the roof is measured from the ridge to where the wall plate intersects the roof plane. The peak of the roof may not extend more than 5 feet above the allowed height limit. For example, the midpoint of the roof cannot extend more than 24 feet above grade and the ridge of that particular roof plane cannot extend more than 5 feet above the midpoint. See illustration below.



2. Staff interpretation extends roof plane. The code is clear on how to determine the midpoint of a roof: however, in about 1986, the Planning Director made an interpretation of the code for a specific project where the roof plane was extended beyond the wall plate intersection to the setback line. This had the effect of lengthening the roof plane artificially, thereby

lowering the midpoint of the roof. The illustration above shows the artificial roof plane extension concept. Also a sliver of an actual roof plane can be constructed to satisfy midpoint requirements.

The argument in favor of the extended roof plane extension “interpretation” was that the mass of the building was less because the peak did not exceed the 5-foot allowance above the height limit. With this new interpretation, planning staff began applying it more broadly where today, it is a commonly applied un-codified rule. The unintended consequence of this uncodified rule is that a third level of a residence is more easily achieved due to the increased building height that may be achieved. Additionally, on sloping lots, the actual measurement of the height of an individual roof plan can take place outside of the building wall at a different grade elevation. The use of the imaginary roof extension is not supported by the Zoning Code; however discontinuing its use could have negative consequences to pending projects.

#### D. Floor Area Limit

Like building height, many residential structures especially on smaller lots, are being designed to the maximum floor area limit. For typical R-1 and R-2 lots the maximum floor area limit (maximum square footage) is determined by multiplying the buildable area of a lot (lot size minus setback area) by a factor of 1.5 or 2. It is not uncommon to see plans submitted that propose a 2699 square foot residence on a lot that is allowed a maximum of 2700 square feet. In order to ensure accuracy, the plan checkers manually calculate the square footage using the dimensions shown on the floor plans. Typically, a gross figure is determined then the allowed deductions for second and third floor stairwells, attics and basements with ceiling heights of less than 7 feet, and other exceptions are then deducted. Like determining the building height, calculation of floor area is often very time consuming. However, most Planned Community Districts and residentially zoned properties with a “B” overlay use a lot coverage provision whereby the footprint must not exceed a certain percentage of lot area, often 60%. Since only the outside perimeter of a proposed building is calculated to determine the lot coverage and since there is no limit on square footage, the plans are far easier to check.

Another concern is the number of attic and basement areas with ceiling heights of 6-feet 11-inches that are possibly being turned into useable/conditioned space after the final building inspection. In order to help alleviate this issue the maximum ceiling height limit could be reduced to 4 or 5 feet.

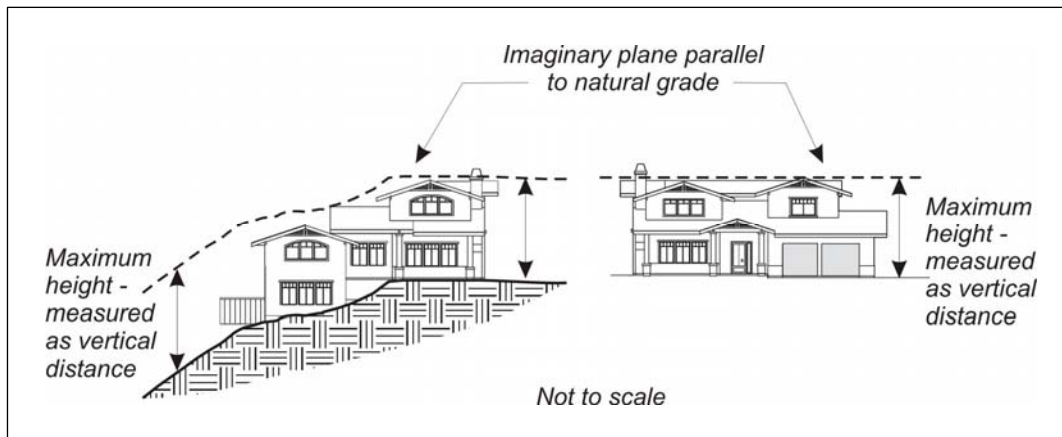
#### E. Other Issues

1. Screened mechanical equipment above the height limit. Definition of screened? Screened from where, the public street?
2. Chimney heights for second/third floor exterior fireplaces on decks

3. Allowance for stairwells and elevator shafts to exceed height limit.
4. Subterranean encroachments into setbacks require modification permits since they are not addressed as allowable encroachments. Currently modification permits are required for 6" caisson encroachments.
5. How should plans in the pipeline be addressed?
6. Retaining walls. What kind of height limits should there be?

#### F. Potential Code Amendments

1. Measure height from average elevation of existing grade measured using elevations measured at corners of buildable area. It should be replaced with a procedure that measures height from an elevation that is based on the existing grade, which reflects the surface of the ground as it exists prior to disturbance in preparation for a project rather than the unaltered natural surface of the ground. Use of "natural" grade would be eliminated.
2. Elevations should also be referenced to a fixed reference point (e.g., referenced to curb) that can be verified in the field in order to insure compliance with the height limits.
3. Make provisions for sloped lots. On a lot or portion of a lot with a slope of more than 10/15 percent, the height limit could be an inclined plane (daylight plane) beginning at the height limit on the top of the slope and extending to the height limit at the toe of the slope. No portion of a structure should be allowed to intercept this daylight plane. This approach would allow development on slopes to develop to the City's height limits. See Figure below.



4. Eliminate use of roof plane midpoint for height measurement - measure to highest point of roof. The ridge of a sloped roof will no longer be allowed to extend more than 5 feet above the height limit. All parts of the structure would have to be constructed within a single height limit, with the limited exceptions for chimneys, vents, cupolas, stairwells, and similar features

#### G. Examples from other jurisdictions.

##### Definition of “Building Height”

The vertical measurement taken from the average ground elevation of the corners of the zoning lot at the street right-of-way line, to the highest point, vertex or ridge of a roof on the principal building. **Geneva, Illinois**

##### **Height determination on sloping lots.**

Where the slope of a lot (measured in the direction of the lot lines) is greater than one foot rise or fall in seven feet of horizontal distance from the elevation of the top of the curb at the property line, structure height shall be measured from the grade of the parcel, unaltered by any fill or excavation, to a plane parallel to the surface of the ground. The height of the plane above the ground shall be at an elevation set by the regulations for each zoning district. Structure height shall be measured vertically from the grade to the highest point of the coping of a flat roof (slope one in twelve or less), or the deck line of a mansard roof, or to the highest gable of a pitched or hip roof. **Laguna Beach, CA**

##### **Height measurement.**

The maximum allowable height shall be measured as the vertical distance from the natural grade of the site to an imaginary plane located the maximum allowed number of feet above and parallel to the grade. See Figure 3-5. The location of

natural grade shall be determined by the Director, and shall not be artificially raised to gain additional building height. **Grass Valley, CA**

**Height measurement.**

Maximum height shall be measured as the vertical distance from approved grade to an imaginary plane located the allowed number of feet above and parallel to the average lot grade. **Lake Havasu City, AZ**

**Maximum height.**

Maximum height shall be measured from the natural or finished grade adjacent to any point at each exterior wall of the structure to the highest point of the roofline, above and parallel to the natural or finished grade. **Diamond Bar, CA**

**Height measurement.**

The maximum allowable height shall be measured as the vertical distance from the natural grade of the site to the mid-point between the highest horizontal plate and the ridge of a pitched roof, or to the highest point on a flat roof. See Figure 3-4. The location of natural grade shall be determined by the Zoning Administrator, and shall not be artificially raised to gain additional structure height. **San Ramon, CA**

**Height measurement.**

The maximum allowable height of a structure shall be measured from the lowest elevation of the existing grade at an exterior wall of the structure to the highest point of the structure, except as otherwise specified by this Zoning Code. **Pasadena, CA**

**Height measurement.**

The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade. See Figure 3-4. "Existing grade" shall be established by the Director, consistent with parcels in the immediate vicinity, and shall not be, nor have been artificially raised to gain additional building height. **South Pasadena, CA**

## From Palos Verdes

2. Height is measured based on whether the subject lot is considered an uphill, downhill, or other (pad) lot relative to the street of access, and based on the extent to which the structure slopes with the lot. Section 17.012.040(B)(1) of the Code defines height measurements as follows:

- (a) "For sloping lots which slope uphill from the street of access or in the same direction as the street of access and for which no building pad exists, the height shall be measured from the pre-construction (existing) grade at the highest point on the lot to be covered by the structure to the ridgeline or the highest point of the structure."  
(Uphill Sloping Lot figure on next page):

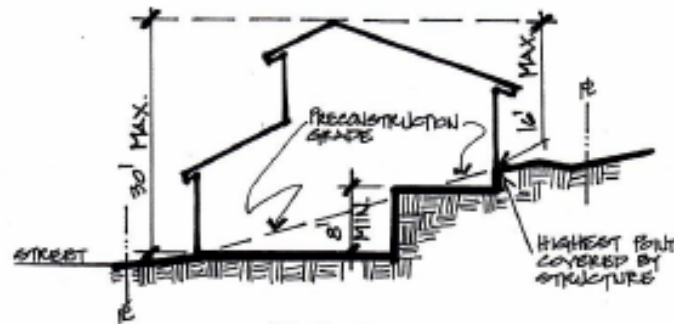


FIGURE 1

- (b) "For sloping lots which slope downhill from the street of access and for which no building pad exists, the height shall be measured from the average elevation of the setback line abutting the street of access to the ridge line of the highest point of the structure." Lots sloping downhill are defined as those with a minimum slope of greater than 5% over the width or length of the buildable area (whichever is the downhill direction).

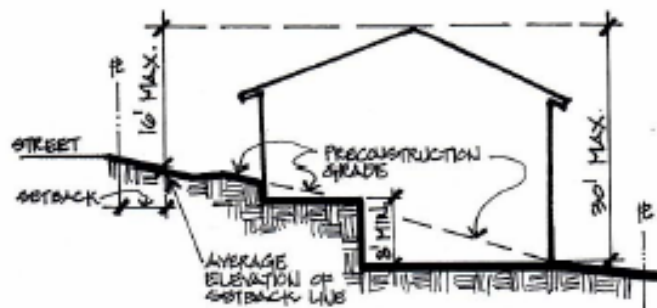


FIGURE 2

## From Santa Barbara

- C. **Height measurement.** The following methodology shall be used to determine the height of a structure. Additionally, Subsections D. through K. below, provide or reference additional specific height measurement criteria and exemptions for specific types of development.
1. **Height of structures located outside of the Summerland Planning Area.** The height of a structure located outside of the Summerland Planning Area shall be the vertical distance between the existing grade and the uppermost point of the structure directly above that grade. The height of any structure shall not exceed the applicable height limit except as provided in Subsections D. through K. below. See Figure 3-2.

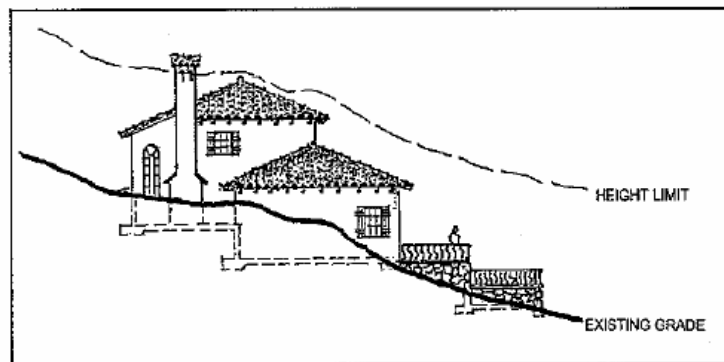


Figure 3-2 - Height Limit

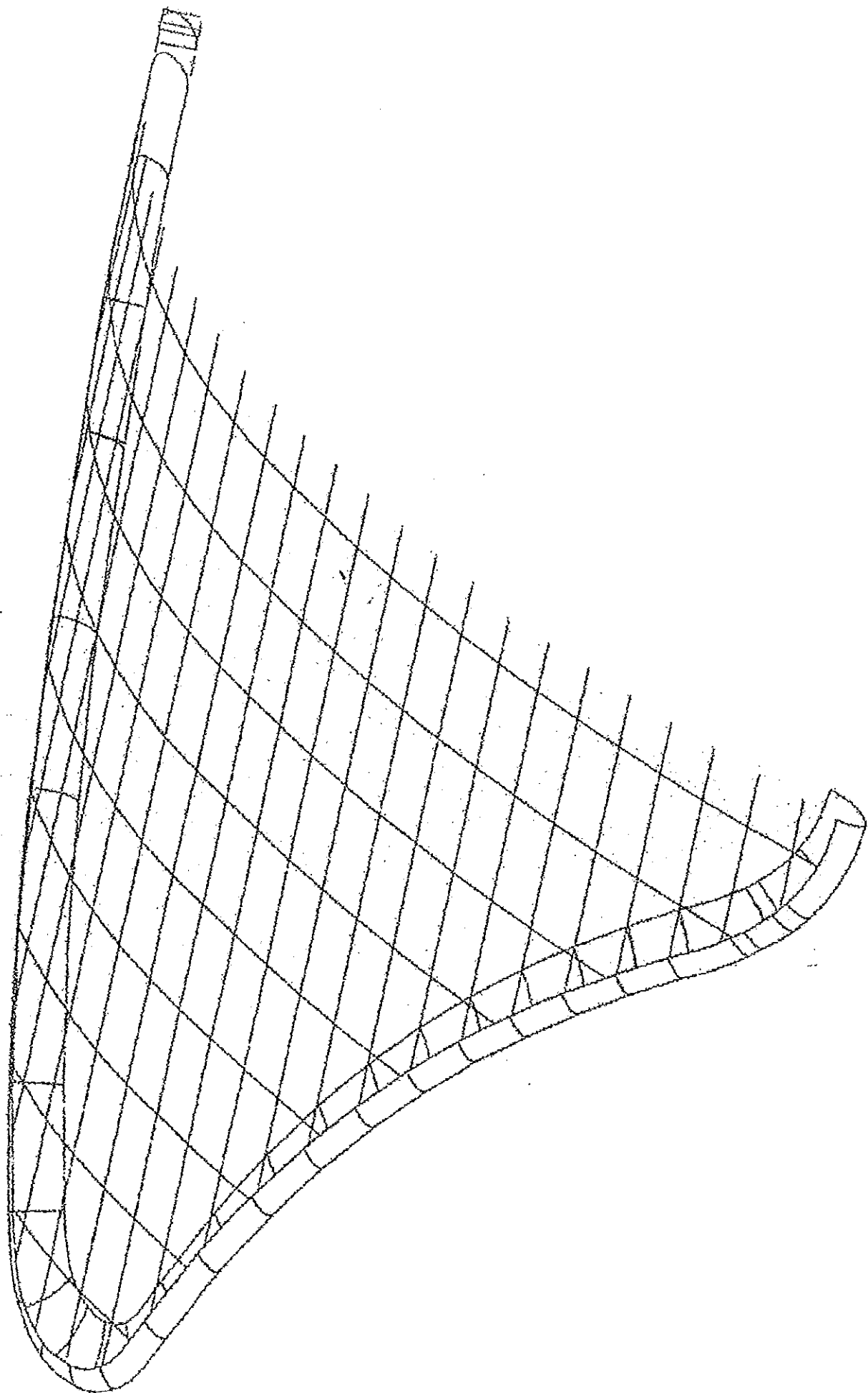
From Advisory Group

5/9/07

## DETERMINATION OF GRADE

- 1) NAVD88 Benchmark - No assumed data points!
- 2) Topographic Survey
  - a. Five (5) spot elevations @ each main Side yard;
  - b. Three (3) spot elevations @ each end (Front yard/ Rear Yard);
  - c. All spot elevations to be taken as close to Property Line as possible
- 3) Use spot elevations as points & connect them to create wire frame grid of site.





## BUILDING SITE COVERAGE (BSC) (LOT COVERAGE)

### 30' x 118' Lot

Gross Lot Area = 3,540 sf  
Front Yard Setback = 20'-0"  
Rear Yard Setback = 5'-0"  
Side Yard Setback = 3'-0" ea.

Net Buildable Area = 2,232 sf

→ Current Maximum Square Footage = 2 x Buildable Area = 4,464 sf

→ Current Maximum Square Footage = 1.5 x Buildable Area = 3,348 sf

Proposed 50% BSC = 0.5 x Gross Lot Area = 1,770 sf      -  $13' \times 24' = 1752'$   
→ for 2-story building, that's 3,540 sf house + 400 sf Garage Allowance = 3,940 sf ← 1.5 FAR

Proposed 55% BSC = 0.5 x Gross Lot Area = 1,947 sf

→ for 2-story building, that's 3,894 sf house + 400 sf Garage Allowance = 4,294 sf

Proposed 60% BSC = 0.5 x Gross Lot Area = 2,124 sf

→ for 2-story building, that's 4,248 sf house + 400 sf Garage Allowance = 4,648 sf ← 2.0 FAR

### 45' x 118' Lot

Gross Lot Area = 5,310 sf  
Front Yard Setback = 20'-0"  
Rear Yard Setback = 5'-0"  
Side Yard Setback = 4'-0" ea.

Net Buildable Area = 3,441 sf

→ Current Maximum Square Footage = 2 x Buildable Area = 6,882 sf

→ Current Maximum Square Footage = 1.5 x Buildable Area = 5,162 sf

Proposed 50% BSC = 0.5 x Gross Lot Area = 2,655 sf

→ for 2-story building, that's 3,540 sf house + 400 sf Garage Allowance = 5,710 sf ← 1.5 FAR

Proposed 55% BSC = 0.5 x Gross Lot Area = 2,921 sf

→ for 2-story building, that's 5,842 sf house + 400 sf Garage Allowance = 6,242 sf

Proposed 60% BSC = 0.5 x Gross Lot Area = 3,186 sf

→ for 2-story building, that's 6,372 sf house + 400 sf Garage Allowance = 6,772 sf ← 2.0 FAR

### 60' x 118' Lot

Gross Lot Area = 7,080 sf  
Front Yard Setback = 20'-0"  
Rear Yard Setback = 5'-0"  
Side Yard Setback = 4'-0" ea.

Net Buildable Area = 4,836 sf

→ Current Maximum Square Footage = 2 x Buildable Area = 9,672 sf

→ Current Maximum Square Footage = 1.5 x Buildable Area = 7,254 sf

Proposed 50% BSC = 0.5 x Gross Lot Area = 3,540 sf

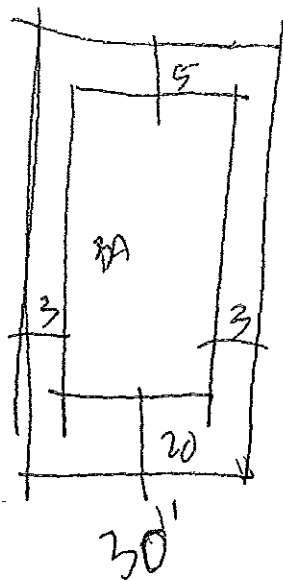
→ for 2-story building, that's 7,080 sf house + 400 sf Garage Allowance = 7,480 sf ← 1.5 FAR

Proposed 55% BSC = 0.5 x Gross Lot Area = 3,894 sf

→ for 2-story building, that's 7,788 sf house + 400 sf Garage Allowance = 8,188 sf

Proposed 60% BSC = 0.5 x Gross Lot Area = 4,248 sf

→ for 2-story building, that's 8,496 sf house + 400 sf Garage Allowance = 8,896 sf ← 2 x FAR



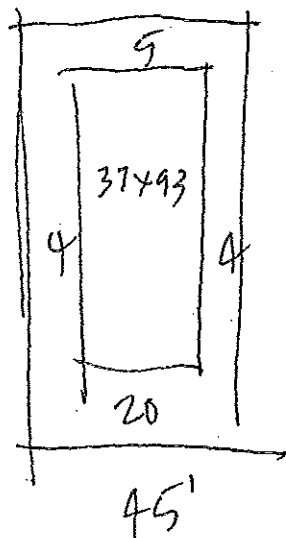
118

$$3540^{\#} = 118 \times 30 = \text{LOT AREA}$$

$$BA = 93 \times 24 = 2232$$

$$\frac{2232}{3540} = 63\% \text{ LOT COVERAGE.}$$

Could gray 60% lot coverage



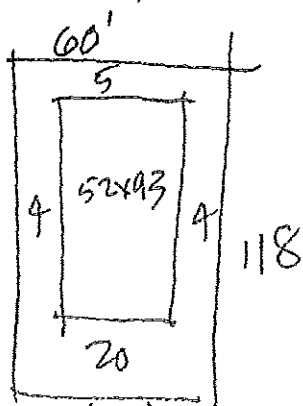
118

$$45 \times 118 = 5310 \text{ LOT AREA}$$

$$BA = 37 \times 93 = 3441$$

$$\text{LOT \% } \frac{3441}{5310} = 64\%$$

Could gray 60%



118

$$60 \times 118 = 7080^{\#} = \text{LOT AREA}$$

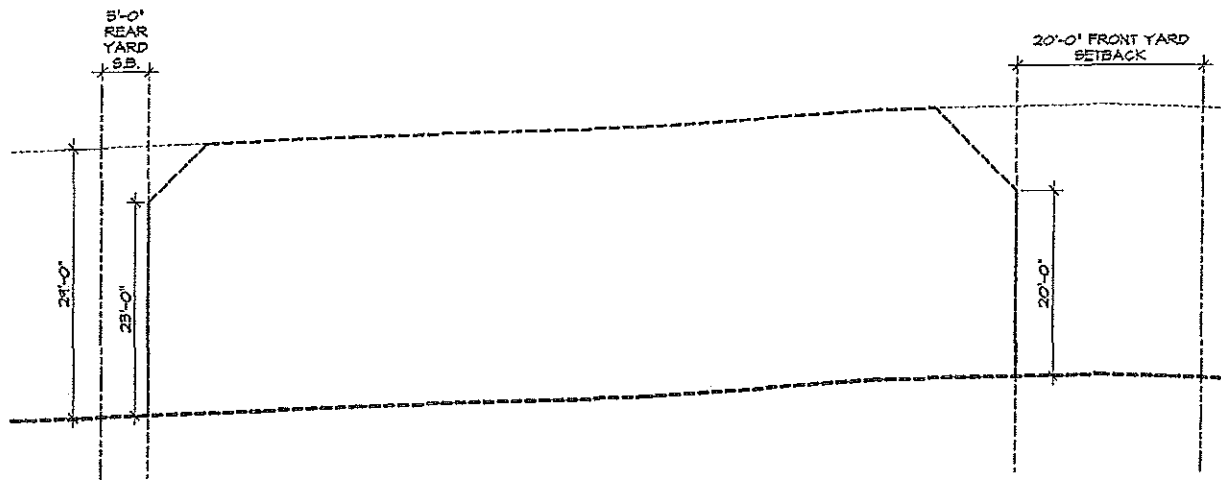
$$52 \times 93 = 4836$$

$$\frac{4836}{7080} = 68\%$$

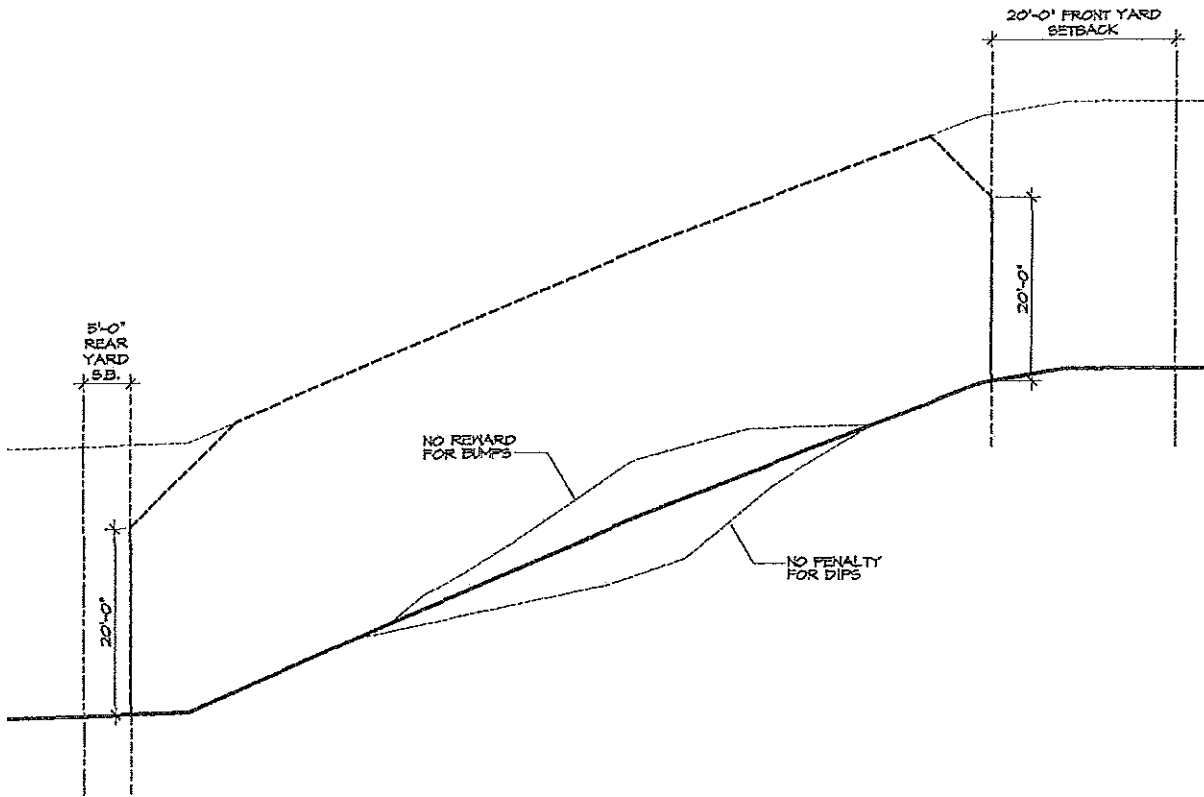
Could gray 60%

(2)

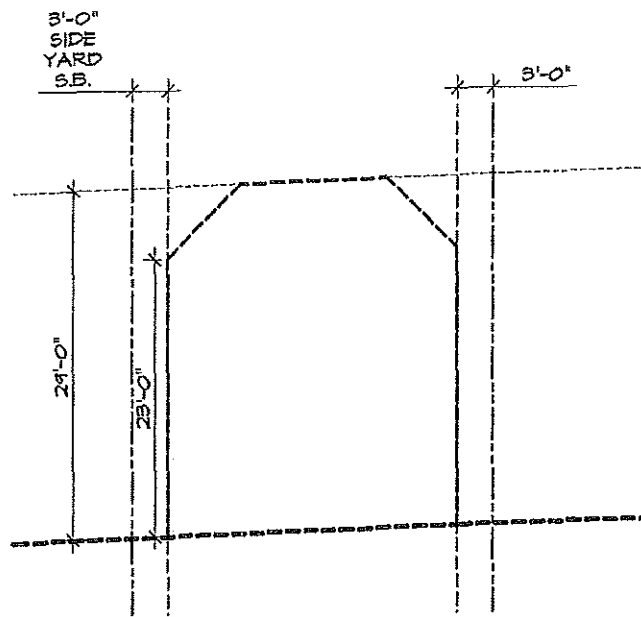
# BUILDING HEIGHT LIMIT/ ENVELOPE



Typical Lot Side Elevation View



Sloped Lot Side Elevation View



Typical Lot Front/Rear Elevation View